

# COMPATIBILITY MATRIX <sup>(1)</sup>

## DEGREE OF COMPATIBILITY

- CONSISTENT WITH REGIONAL CATEGORY
- \* CONSISTENT USE REGULATION
- SPECIAL CIRCUMSTANCES

REGIONAL CATEGORIES (2)							LAND USE (3)		USE REGULATIONS (4)																																					
CURRENT AND FUTURE URBAN (CUA) (104)	COUNTRY RESIDENTIAL (CRDA)	ESTATE (EDA)	RURAL (RDA)	COUNTRY TOWN (CT)	ENVIRONMENTALLY CON- STRAINED (ECA) (18)	SPECIAL STUDY AREA	DESIGNATIONS	R-S	R-D	R-M	R-V	R-U	R-RO	R-R	R-C	R-MH	C-30	C-31	C-32	C-34	C-35	C-36	C-37	C-38	C-40	C-42	C-44	C-46	M-50	M-52	M-54	M-56	M-58	A-70	A-72	S-80	S-82	S-86	S-87	S-88	S-90	S-92	S-94			
							URBAN RESIDENTIAL (6)																																							
							1. 1.0 DU/1.2 & 4 Ac (5)	*	*	○	○	○	*	*	○	*																		○	○	*	○	○	*	*	○	*				
							2. 1.0 DU/Ac	*	*	○	○	○	*	*	○	*																		○	○	*	○	○	*	*	○	*				
							3. 2.0 DU/Ac	*	*	○	○	○	*	*	○	*																		○	○	*	○	○	*	*	○	*				
							4. 2.9 DU/Ac	*	*	*	*	*	*	*	○	*																	○	○	*	○	○	*	*	○	*					
							5. 4.3 DU/Ac	*	*	*	*	*	*	*	○	*																	○	○	*	○	○	*	*	○	*					
							6. 7.3 DU/Ac	*	*	*	*	*	*	*	○	*																	○	○	*	○	○	*	*	○	*					
							7. 10.9 DU/Ac	*	*	*	*	*	*	*	○	*																	○	○	*	○	○	*	*	○	*					
							8. 14.5 DU/Ac	○	*	*	*	*	*	*	○	*																	○	○	*	○	○	*	*	○	*					
							9. 43 DU/Ac (17)	○	*	*	*	*	*	*	○	*																	○	○	*	○	○	*	*	○	*					
							10. 24 DU/Ac	○	*	*	*	*	*	*	○	*																	○	○	*	○	○	*	*	○	*					
							COMMERCIAL (6)																																							
							11. OFFICE PROFESSIONAL								○	*	○											*								*	○	*	*	*	*	*				
							12. NEIGHBORHOOD (14)								○	*	○	*																		*	○	*	*	*	*	*				
							13. GENERAL (14)								○	*	○	*	*	*	*						*	*	*							*	○	*	*	*	*	*	*			
							14. SERVICE									*	○	*	*	*	*	*	*	*	*	*	*	*	*						*	○	*	*	*	*	*	*	*			
							INDUSTRIAL																																							
							15. LIMITED IMPACT																			○	*	*							*	○	*	*	*	*	*	*				
							16. GENERAL IMPACT																	*		○	*	*	*	*	*				*	○	*	*	*	*	*	*				
							NON-URBAN RESIDENTIAL (6)																																							
							17. ESTATE 1 DU/2 & 4 AC					○	*	○								○			○	○								*	*	*	○	○	*	*	*	*	*			
							18. MULTIPLE RURAL USE 1 DU/4, 8 & 20 AC					○	*	○								○			○	○	○	○	○					*	*	*	○	○	*	*	*	*	*			
							AGRICULTURAL (6)																																							
							19. INTENSIVE 1 DU/2, 4 & 8 Ac								○																			*	*	*	○	○	*	*	*	*	*	*		
							20. PRESERVES 1 DU/8 Ac																											*	*	*	○	○	*	*	*	*	*	*		
							SPECIAL PURPOSE (6)																																							
							21. SPECIFIC PLAN AREA																																							
							22. PUBLIC / SEMI-PUBLIC																																							
							23. NAT'L, FRST & STATE PKS 1 DU/4, 8 & 20 Ac (18)					*	○													○							*	○	*	○	○	*	*	*	*	*	*			
							24. IMPACT SENSITIVE 1 DU/4, 8 & 20 Ac					*																						*	○	*	○	○	*	*	*	*	*	*		
							25. EXTRACTIVE 1 DU/20 Ac (16)																			○	○	○	○	○	○	○	○	○	*	*	*	*	*	*	*	*	*	*		
							26. VISITOR COMMERCIAL																				*																			
							27. TELECOMMUNICATION SITE OVERLAY																																							
							28. FALLBROOK VILLAGE 24 DU/Acre																																							

## NOTES:

- The Land Use Element text describes in detail each regional category and land use designation. Use regulations are explained in the County Zoning Ordinance. Consistency with the Land Use Element shall be determined by reviewing both the Matrix and the Goals and Policies of the Land Use Element.
- See Regional Land Use Element Map.
- See the Community and Subregional Plan Maps. The densities specified on the Matrix are maximum permitted densities.
- See the County Zoning Ordinance.
- Refer to Policy 2.1 of the Land Use Element text for the application of this designation.
- Twenty-five percent (25%) density bonuses are available where residential uses are allowed for those projects qualifying under the Inclusionary Housing Policy. Refer to Board of Supervisors Policy I-75 for maximum permitted density.
- The density permitted by the Use Regulation shall not exceed the maximum density specified by the Land Use Designation.
- Existing (as of January 3, 1979) fully subdivided and fully developed uses may be classified to a use regulation consistent with that use (Policy 3.5 of the Land Use Element).
- Special Purpose Overlays may be applied over any of the Land Use Designations. These overlays shall serve to

- modify and/or further restrict the underlying land use designation (Policy 2.7 of the Land Use Element).
- The S-87 use regulation is not consistent with any of the Land Use Designations. It is intended to provide limited controls on the use of property pending specific studies to enable reclassification of said area in conformance with the adopted Community or Subregional Plan Maps.
- To determine consistency in those Community and Subregional Plan Areas where public hearings have not been held to achieve consistency with the Regional Land Use Element, the Land Use Designations on the Community and Subregional Plan Maps shall take precedence over the Regional Categories (Policy 3.2 of the Land Use Element).
- Existing Private Development Plans, Specific Plans and Applications to expand the boundaries of same may conflict with the categories of the Regional Land Use Element. To determine consistency in these cases, the findings as stated in Policy 3.4 of the Land Use Element must be made by either the Planning Commission or Board of Supervisors prior to project level approval.
- Within Country Towns where commercial uses are not specifically designated on the Community or Subregional Plan Maps, commercial uses / use regulations may be consistent with the designation if these uses primarily serve the local population. This does not apply to those

- lands in Country Towns where commercial is designated on the plan map. If these uses / use regulations primarily serve the needs of the automobile associated traveler, they shall be adjacent to freeway interchanges or in areas with convenient access to freeways or highways. If these uses / use regulations primarily serve the needs of the local population, they shall be proposed at a scale and intensity consistent with the surrounding area.
- Until public hearings are held to determine appropriateness of areas designated #12 and #13 based on the new (as of January 3, 1979) definitions of these designations, this regulation is deemed consistent wherever already applied (as of January 3, 1979).
- Repealed GPA 82-04.
- The Extractive land use designation is an overlay designation which takes precedence over underlying designations. Upon completion of mining and rehabilitation, the underlying designations automatically apply.
- Policy 2.1 of the Regional Land Use Element limits the density permitted by the applicable zone to a maximum of 29 DU/Ac in the Country Town Category.
- 1 DU/40 Ac on FCI affected lands. FCI affected lands are those lands that were privately owned on December 3, 1993, within the boundaries of the Cleveland National Forest and also outside of Country Towns.